



## TURNKEY ECO-RETREAT WITH GUESTHOUSE, RESTAURANT FACILITIES, POOL & COMPLETE SECLUSION

TURNKEY ECO-RETREAT  
WITH GUESTHOUSE,  
RESTAURANT FACILITIES,  
POOL & COMPLETE  
SECLUSION...



PROPERTY FACT FILE	
REFERENCE	A41716BK11
PRICE	€ 990,000 £ 0* <small>*agency fees to be paid by the seller</small>
BEDROOM	6
BATHROOM	5
ACCOMMODATION	412 m <sup>2</sup>
LAND	268805 m <sup>2</sup>
TOWN	Axat
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Family Home
CONDITION	Good condition
FEATURES	Swimming Pool, Other Drainage, Garage
<small>*Price based on current exchange rate which is subject to change</small>	



- Complete privacy, no neighbours
- Turnkey eco-retreat setup
- Guesthouse & restaurant facilities
- Heated stone swimming pool
- Panoramic mountain views

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Located in the unspoiled Haute Vallée de l'Aude, this certified organic tourism and agricultural estate offers complete seclusion, autonomy, and exceptional development potential.

Just 15 minutes from local shops and 1h15 from Carcassonne or Perpignan, the property spans 27 hectares of Natura 2000 land with

## DESCRIPTION

At the heart of one of the most preserved valleys of the Aude lies a unique estate where nature, autonomy, and hospitality come together in perfect harmony. Hidden from view and surrounded by 27 hectares of meadows, forests, natural springs and a pond, this certified organic property offers an exceptional environment for those seeking serenity, privacy, and a project rooted in sustainable living.

Located in the Haute Vallée de l'Aude, just 15 minutes from essential shops and 1h15 from Carcassonne or Perpignan, the estate comprises several fully renovated and operational buildings, ideal for a tourism, retreat, wellness or ecological farming activity.

Main House – 110 m<sup>2</sup> (Owners' Accommodation)

A warm, light-filled home designed for year-round living.

Ground floor:

Spacious 50 m<sup>2</sup> living room with wood stove

14 m<sup>2</sup> kitchen

WC

First floor:

Bedroom 1: 11 m<sup>2</sup>

Bedroom 2: 12 m<sup>2</sup>

Office: 11 m<sup>2</sup>

Dressing room: 11 m<sup>2</sup>

Bathroom and WC

Comfortable and functional, the house offers independence from the guest areas and immediate access to nature.

Tourism Accommodation – 150 m<sup>2</sup> Gîte (Sold Fully Furnished & Equipped)

This beautifully renovated guesthouse, sold fully furnished and ready to operate, blends stone, wood, and natural materials, offering generous volumes and modern comfort. It includes 4 spacious en-suite bedrooms, each with its own bathroom and separate toilet.

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A41716BK11>

COMPLETE FILE AND PHOTO ON REQUEST

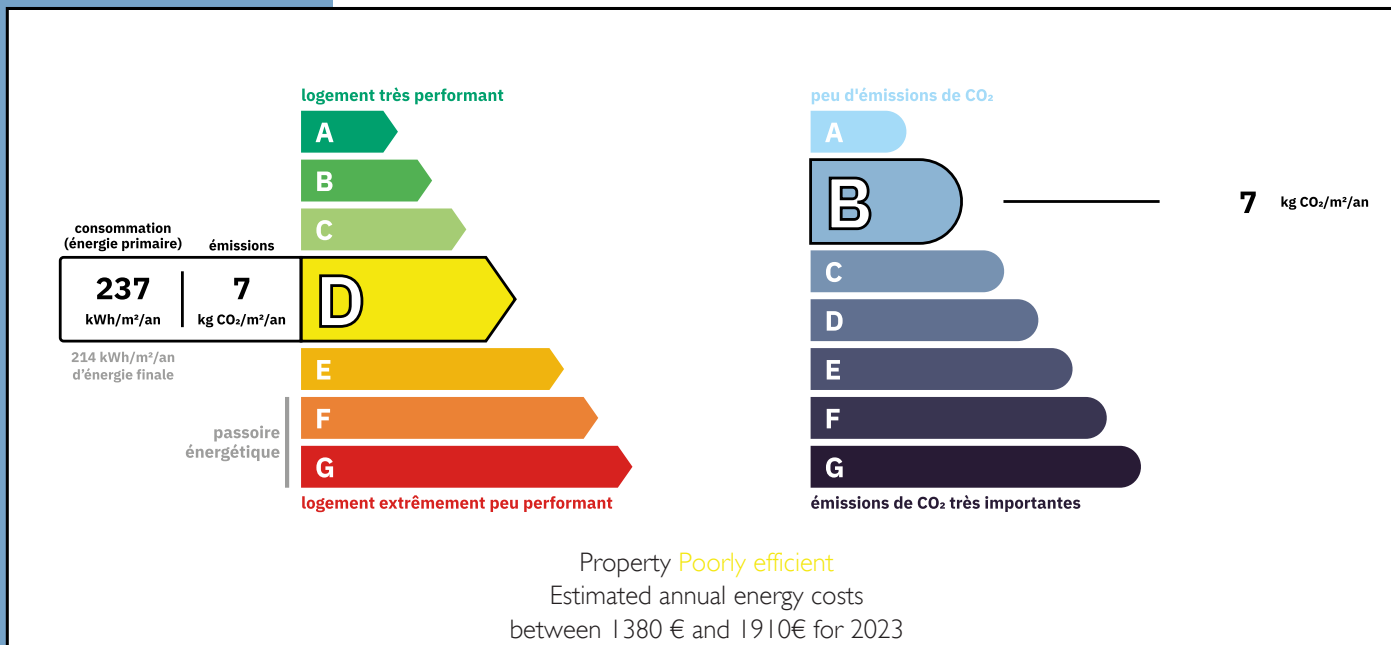


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## ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>



## NOTICE

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## CONTACT

Réf :A41716BK11  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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